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BUILDING STATISTICS, TASMANIA - JUNE QUARTER, 1952 and YEAR 1951-52.

The Deputy Commonwealth Statistician (Mr. J.C. Stephen), has made available the following particulars of Building Statistics for the quarter ended 30th June, 1952, and year 1951-52, together with comparable data for preceding periods.

1. DEFINITIONS OF TERMS USED.

A statement of definitions of terms used will be found on page 11.

2. SUMMARY FOR QUARTER ENDED 30th JUNE, 1952.

The figures for the quarter ended June, 1952, reveal that, measured in terms of value on work done, the decline in the construction of houses continued. The amount of the decline totalled £212,000. However, this drop was more than off-set by increased activity in the construction of new buildings other than houses, particularly groups covering factories and other new buildings, (e.g. schools, warehouses, service stations, banks, offices, halls, hospitals etc.) Compared with March quarter 1952, the value of work done during June quarter 1952 rose by £123,000 for factories and £144,000 for other new buildings.

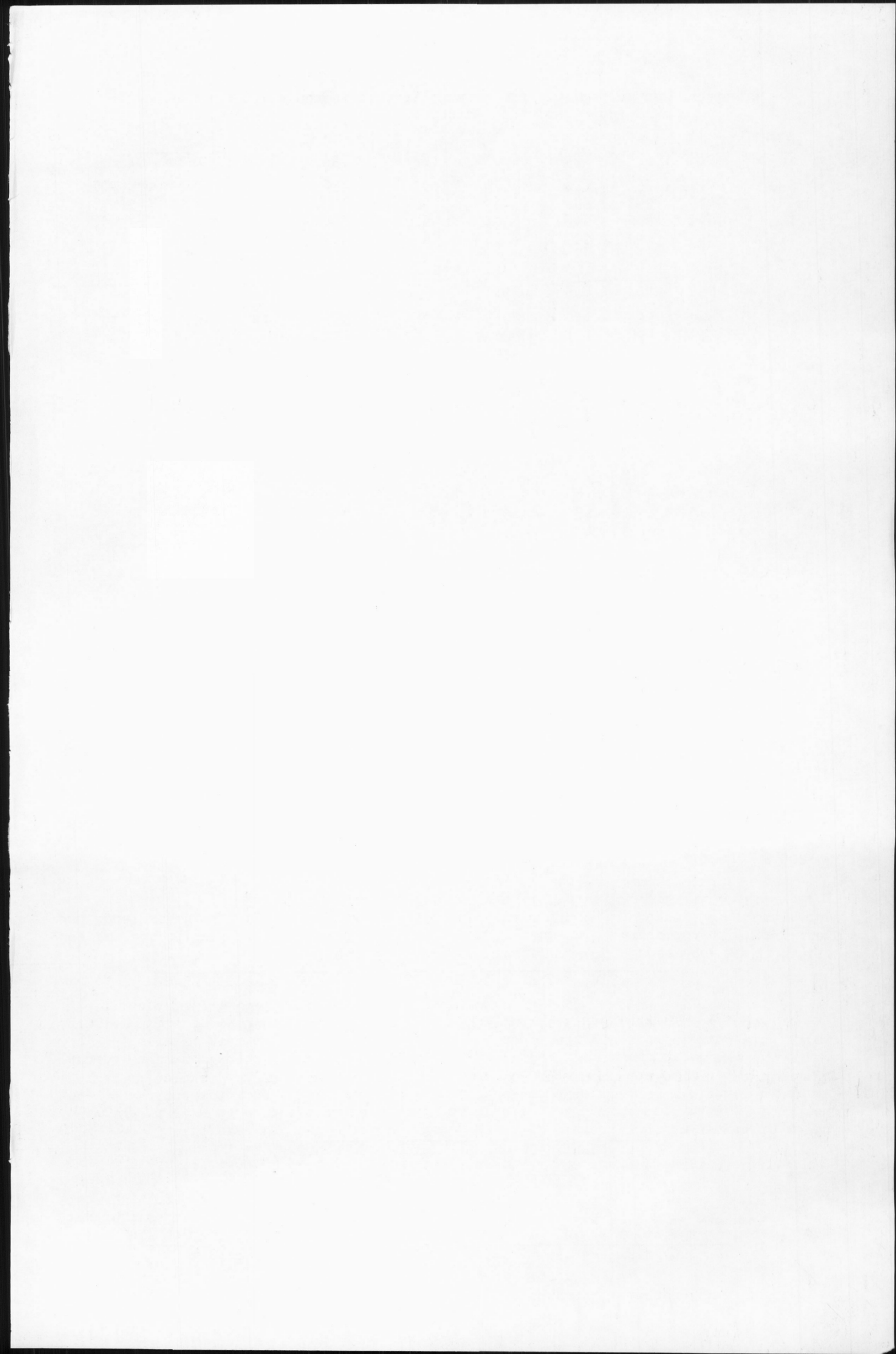
CONSTRUCTION OF NEW BUILDINGS, TASMANIA, JUNE QUARTER, 1952.

Description of Building and Constructing Agency	Commenced during June Quarter, 1952.		Completed during June Quarter, 1952		Under Construction at 30 June, '52.		Value of work done during June Qr. 1952.
	No. of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	
		£'000		£'000		£'000	£'000
1. Houses (b)							
(i) Pte. Contractors							
On Pte. A/c.	217	581	241	600	679	1,937	620
On Govt. A/c.	83	212	85	180	452	1,027	276
(ii) Govt. Day Labour	58	109	88	178	219	493	127
(iii) Owner-Builders	326	620	473	925	1,793	3,763	689
Total Houses	684	1,522	887	1,883	3,143	7,220	1,712
2. Flats (c)							
(i) Pte. Contractors							
On Pte. A/c.	-	-	6	13	12	32	15
3. Shops with Dwellings							
(i) Pte. Contractors							
On Pte. A/c.	-	-	5	18	15	55	12
4. Shops w/out Dwellings							
(i) Pte. Contractors							
On Pte. A/c.	5	8	12	46	22	54	31
5. Hotels, Guest Houses etc.							
(i) Pte. Contractors							
On Pte. A/c.	-	-	2	65	7	257	46
On Govt. A/c.	-	-	-	-	5	344	26
6. Factories -							
(i) Pte. Contractors							
On Pte. A/c.	6	263	10	92	40	1,426	193
On Govt. A/c.	2	174	1	12	7	406	193
7. Other New Buildings							
(i) Pte. Contractors							
On Pte. A/c.	63	153	56	171	88	753	217
On Govt. A/c.	20	649	18	121	65	2,792	226
(ii) Govt. Day Labour	5	16	6	11	33	431	22
Total other New Buildings	101	1,263	116	549	294	6,550	981
All New Buildings							
(i) Pte. Contractors							
On Pte. A/c.	291	1,005	332	1,005	863	4,514	1,134
On Govt. A/c.	105	1,035	104	313	529	4,569	721
(ii) Govt. Day Labour	63	125	94	189	252	924	149
(iii) Owner-Builders	326	620	473	925	1,793	3,763	689
GRAND TOTAL	785	2,785	1,003	2,432	3,437	13,770	2,693

(a) When completed.

(b) Converted army huts excluded.

(c) Number indicates number of individual flats provided as new dwellings.



PERSONS (a) ACTUALLY WORKING ON JOBS CARRIED OUT BY  
BUILDERS OF NEW BUILDINGS IN TASMANIA AS AT 30th JUNE, 1952.

Grade of Occupation	No.	Type of Occupation	No.	Work Engaged on.	No.
Contractors	1,000	Carpenters	2,933	New Buildings	
Sub-Contractors	469	Bricklayers	429	Houses	3,143
Wage Earners	4,548	Painters	379	Other New Buildings	1,933
		Electricians	170	Additions & Alterations	
		Plumbers	270	(b) -	
		Builders'	1,313	Houses	289
		Labourers		Other Buildings	369
		Others	523	Repairs & Maintenance(b)	283
Total	6,017	Total	6,017	Total	6,017

- (a) Includes estimate for persons working on owner-built jobs.  
(b) Excludes principals and their employees engaged solely on alterations, additions and maintenance work.

### 3. NEW HOUSES.

#### 1. NEW HOUSES COMPLETED:

During the quarter ended 30th June, 1952, 887 new houses were completed in Tasmania compared with 705 in the March quarter and 1,336 in the December quarter 1951. The number of completions in the June quarter in preceding years were 163 in 1946; 293 in 1947; 403 in 1948; 589 in 1949; 805 in 1950 and 1,040 in 1951.

For the year 1951-52, 3,999 houses were completed, an increase of 85 over the 3,914 completed during 1950-51. The number completed in preceding years were:- 479 in 1945-46; 1,070 in 1946-47; 1,544 in 1947-48; 2,287 in 1948-49 and 2,852 in 1949-50. In the post-war period 16,145 new houses have been completed in Tasmania.

In addition, 11 new dwellings were provided during the quarter by the construction of flats and shops with dwellings.

The 887 new houses completed during the June quarter comprised 166 solid brick, concrete etc., 77 brick concrete etc., veneer, 479 wood, 101 prefabricated wood, 63 fibro-cement and 1 other type of house. Of the 16,145 houses completed since September 1945, 3,979 or 24.06% were of brick, concrete etc., and 12,168 or 75.4% of wood etc. material.

The average recorded value of each house completed in Tasmania rose continuously from September quarter 1945 until the March quarter 1952, but fell during the June quarter 1952. Average values were as follows:- £786 in September quarter 1945; £1,030 in June 1946; £1,099 in June 1947; £1,149 in June 1948; £1,355 in June 1949; £1,518 in June 1950; £1,826 in June 1951; £2,155 in March 1952 and in June 1952, - the average value was £2,123. The average completed value of each brick, concrete etc., house was £2,827 in the June quarter 1952, compared with £1,900 for a house of wood etc. and £1,469 for each fibro-cement house.

The corresponding average values in March quarter 1952 were; brick, etc. £3,030, wood £1,915 and fibro £1,625; and in June quarter 1951 brick etc. £2,350, wood £1,689 and fibro-cement £1,182.

#### 2. NEW HOUSES COMMENCED.

The number of new houses commenced during the June quarter 1952, was 684 or 103 less than in the previous quarter and the lowest number of commencements since the December quarter 1948. During 1951-52 3,585 new houses were commenced compared with 4,122 in 1950-51; 3,664 in 1949-50; 2,849 in 1948-49; 2,062 in 1947; 1,642 in 1946-47 and 1,316 in 1945-46. The number of houses commenced since July 1945 totalled 19,240. Of the 684 houses commenced in the June quarter 1952, 128 were of brick, concrete etc., 50 of brick etc., veneer, 354 of wood, 98 of prefabricated-wood, and 54 fibro-cement.







### 3. NEW HOUSES UNDER CONSTRUCTION.

The number of houses under construction at 30th June 1952 was 3,143 a decrease of 203 compared with the previous quarter; corresponding figures as at 30th June of previous years are as follows:- 1951-3,558; 1950-3,357; 1949-2,575; 1948-2,065; 1947-1,557 and 1946-1,013. The houses under construction at the 30th June 1952 were distributed according to materials of outer walls as follows:- Solid brick, concrete etc. 725 (23.1%); brick concrete etc. veneer 362 (11.5%) wood 1,595 (50.7%); prefabricated wood 286 (9.2%); fibro-cement 174 (5.6%) and others 1 (0.0%)

The following table shows, in summary form, the number of houses commenced, completed and under construction for the years 1945-46 to 1951-52 and for each quarter since September 1950.

#### NEW HOUSES - TASMANIA.

PERIOD	mmenced		Completed		Under construct- ion at end of period.	
	No.	Value	No.	Value	No.	Value.
		£'000		£'000		£'000
1945-46	1,316 (a)	1,100 (a)	479	453	1,013	1,066
1946-47	1,642	1,854	1,070	1,137	1,557	1,802
1947-48	2,062	2,603	1,544	1,741	2,065	2,742
1948-49	2,849	3,937	2,287	2,992	2,575	3,802
1949-50	3,664	5,839	2,852	4,185	3,357	5,652
1950-51	4,122	7,473	3,914	6,726	3,558	7,090
1951-52	3,585	7,651	3,999	8,167	3,143	7,220
1950-51 -						
September Qr.	968	1,635	1,038	1,612	3,280	5,804
December Qr.	1,037	1,809	870	1,485	3,447	6,257
March Qr.	1,031	1,892	966	1,730	3,512	6,385
June Qr.	1,086	2,137	1,040	1,899	3,558	7,090
1951-52 -						
September Qr.	1,098	2,260	1,071	2,102	3,584	7,513
December Qr.	1,016	2,202	1,336	2,663	3,264	7,243
March Qr.	787	1,667	705	1,519	3,346	7,595
June Qr.	684	1,522	887	1,883	3,143	7,220
Total since 1/7/45	19,240	30,457	16,145	25,401	-	-

(a) Estimated; actual figures not collected.

The total number of dwellings according to type, completed and under construction is set out in the following table -



CONSTRUCTION OF DWELLINGS ACCORDING TO TYPE, TASMANIA.

PERIOD	Private Houses				New Flats (Dwelling units)(b)	Shops with Dwellings	Total
	Brick Concrete etc.	Wood	Fibro Cement	Other			
Number of Dwellings completed.							
1945-46	111	356	12	-	-	2	481
1946-47	296	756	14	4	21	8	1,099
1947-48	373	1,127	41	3	4	8	1,556
1948-49	534	1,606	140	7	25	28	2,340
1949-50	722	1,955	165	10	24	18	2,894
1950-51	959	2,741	208	6	18	21	3,953
1951-52	982	2,697	312	8	20	28	4,047
1951-52 Sept. Qr.	245	741	83	2	-	9	1,080
Dec. Qr.	326	903	105	2	8	11	1,355
March Qr.	168	473	61	3	6	3	714
June Qr.	243	580	63	1	6	5	898
Total since 1/7/45	3,977	11,238	892	38	112	113	16,370
Number of Dwellings under Construction.							
30th June, 1946	301	698	11	3	10	6	1,029
" " 1947	474	1,058	23	2	4	8	1,569
" " 1948	633	1,355	74	3	20	14	2,099
" " 1949	862	1,578	134	1	27	15	2,617
" " 1950	1,124	2,067	155	11	17	13	3,387
" " 1951	1,135	2,229	192	2	17	19	3,594
31st March, 1952	1,152	2,009	183	2	18	20	3,384
30th June, 1952	1,087	1,881	174	1	12	15	3,170

(a) Includes Veneers.

(b) Conversions into Flats are excluded.

PERCENTAGE DISTRIBUTION & AVERAGE RECORDED VALUE OF EACH TYPE OF NEW HOUSE, TASMANIA.

PERIOD	Percentage Distribution						Average recorded value of New Houses completed (c).		
	Completed			Under Construction at end of period.					
	Brick (a)	Wood	Fibro etc. (b)	Brick (a)	Wood	Fibro etc. (b)	Brick (a)	Wood	Fibro etc. (b)
	%	%	%	%	%	%	£	£	£
1945-46	23.2	74.3	2.5	29.7	68.9	1.4	1,252	857	750
1946-47	27.7	70.6	1.7	30.4	68.0	1.6	1,392	939	833
1947-48	24.2	73.0	2.8	30.6	65.6	3.8	1,582	988	841
1948-49	23.4	70.2	6.4	33.5	61.3	5.2	1,830	1,183	782
1949-50	25.3	68.6	6.1	33.5	61.6	4.9	2,012	1,315	926
1950-51	24.5	70.0	5.5	31.9	62.6	5.5	2,340	1,554	1,037
1951-52	24.6	67.4	8.0	34.6	59.9	5.6	2,637	1,862	1,419
1951-52 Sep. Qr.	22.9	69.2	7.9	32.8	61.5	5.7	2,551	1,829	1,435
Dec. "	24.3	67.6	8.1	33.9	60.7	5.4	2,672	1,836	1,252
Mar. "	23.8	67.1	9.1	34.4	60.1	5.5	3,030	1,915	1,625
June "	27.4	65.4	7.2	34.6	59.9	5.6	2,827	1,900	1,469

(a) Includes Stone, Concrete and Veneers.

(b) Fibro-Cement and Other.

(c) Average value is obtained by dividing total number of houses completed into the total value of houses completed as stated by builders. As averages they relate to houses of the size and standard completed in the relevant period, and cannot be regarded as an index of the cost of erecting houses of a particular size or standard.





4. NEW HOUSES ACCORDING TO MUNICIPALITIES:

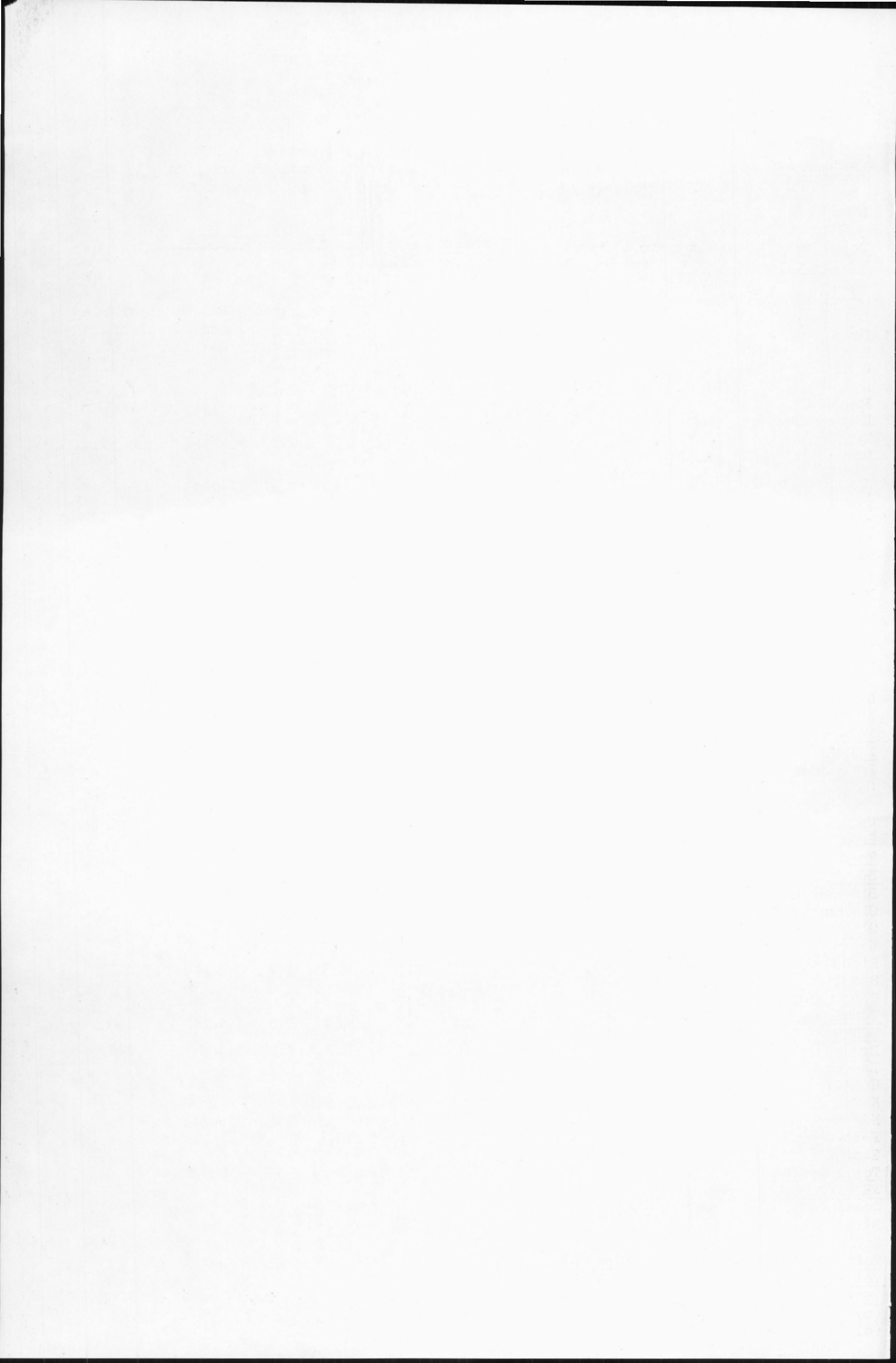
Particulars of building permits issued for houses, and the number and values of houses commenced, completed and under construction, according to local government areas, are shown for June quarter, 1952, in the next two tables:-

A. SUMMARY: BUILDING PERMITS GRANTED AND CONSTRUCTION OF NEW HOUSES, JUNE QUARTER, 1952.

AREA.	Building Permits granted during quarter.		Commenced during Quarter.		Completed during Quarter.		Under Construction at end of Quarter.	
	No.	Value (a)	No.	Value (a)	No.	Value (a)	No.	Value (a)
		£'000		£'000		£'000		£'000
Hobart, City	32	117	43	132	64	186	280	880
Hobart, Suburbs -								
Clarence (b)	42	109	39	91	66	160	334	797
Kingborough (b)	13	41	30	83	19	50	88	244
Glenorchy	53	137	58	144	124	278	331	771
Total Suburbs	108	287	127	318	209	488	753	1,812
<u>Total Hobart and Suburbs,</u>	140	404	170	450	273	674	1,033	2,692
Launceston City	44	115	39	99	76	196	327	794
Launceston, Suburbs (b) -								
Beaconsfield	17	42	18	50	31	63	75	168
Evandale	2	5	1	2	-	-	2	5
Lilydale	13	29	2	8	8	23	27	66
St. Leonards	21	47	23	58	26	69	89	195
Westbury	1	2	4	8	4	6	8	20
Total Suburbs	54	125	48	126	69	161	201	454
<u>Total Launceston and Suburbs</u>	98	240	87	225	145	357	528	1,248
All Other Areas (c)	372	747	427	847	469	852	1,582	3,280
Total Tasmania (c)	610	1,391	684	1,522	887	1,883	3,143	7,220.

(a)  
(b)  
(c)

Value when completed.  
Suburban areas only of these Municipalities.  
Excluding building permit details for those Municipalities which do not require a permit to build.





Statistical Divisions and Local Government Areas -	Building Per- mits granted during Qtr.		Commenced during Quarter		Completed during Quarter		Under Construct- ion at end of Quarter.	
	No.	Value (a) £'000	No.	Value(a) £'000	No.	Value(a) £'000	No.	Value (a) £'000
<b>URBAN DIVISION</b>								
Hobart, City	32	117	43	132	64	166	280	880
" Suburbs	108	287	127	318	209	488	753	1812
Launceston, City	44	115	39	99	76	196	327	794
" Suburbs	54	125	48	126	69	161	201	454
<b>Total Urban Division</b>	<b>238</b>	<b>644</b>	<b>257</b>	<b>675</b>	<b>418</b>	<b>1031</b>	<b>1561</b>	<b>3940</b>
<b>NORTH-WESTERN DIVISION</b>								
Burnie	27	57	42	89	39	84	215	466
Circular Head	17	25	12	19	18	32	43	84
Deloraine	9	14	10	20	8	13	32	75
Devonport	29	61	38	84	70	155	220	474
Kentish	9	14	6	12	9	13	15	28
King Island	-	-	6	12	6	11	17	40
Latrobe	5	8	10	15	14	25	38	64
Penguin	18	22	8	8	15	20	25	41
Ulverstone	25	53	23	44	33	69	101	204
Wynyard	8	14	6	11	19	38	57	119
<b>Total North-Western Div.</b>	<b>147</b>	<b>268</b>	<b>161</b>	<b>314</b>	<b>231</b>	<b>460</b>	<b>763</b>	<b>1595</b>
<b>NORTH-EASTERN DIVISION</b>								
Beaconsfield (b)	20	30	10	18	18	27	82	133
Fingal	3	4	18	22	8	11	32	49
Flinders	-	-	-	-	-	-	6	15
George Town	67	204	67	168	32	63	152	360
Lilydale (b)	1	2	3	3	2	2	7	12
Portland	-	-	3	8	4	5	9	16
Ringarooma	1	1	-	-	2	4	4	6
Scottsdale	10	23	9	17	9	15	27	57
<b>Total North-Eastern Div.</b>	<b>102</b>	<b>264</b>	<b>110</b>	<b>236</b>	<b>75</b>	<b>127</b>	<b>319</b>	<b>648</b>
<b>NORTH-MIDLAND DIVISION</b>								
Evandale (b)	3	9	5	10	1	2	13	26
Longford	11	19	8	17	12	26	32	71
St. Leonards (b)	19	45	4	9	4	9	52	103
Westbury (b)	4	6	6	10	7	8	16	30
<b>Total North Midland Div.</b>	<b>37</b>	<b>79</b>	<b>23</b>	<b>46</b>	<b>24</b>	<b>45</b>	<b>113</b>	<b>230</b>
<b>MIDLAND DIVISION</b>								
Bothwell	-	-	15	18	13	13	10	14
Campbell Town	1	1	5	9	8	13	12	24
Hamilton	12	13	3	6	4	5	15	37
Oatlands	1	1	1	1	2	3	13	32
Ross	1	2	2	5	-	-	4	7
<b>Total Midland Division</b>	<b>15</b>	<b>17</b>	<b>26</b>	<b>39</b>	<b>27</b>	<b>34</b>	<b>54</b>	<b>114</b>
<b>SOUTH-EASTERN DIVISION</b>								
Brighton (c)	-	-	-	-	-	-	16	83
Clarence (b)	16	32	16	20	21	32	69	133
Glamorgan	6	3	4	9	4	10	4	9
Green Ponds (c)	-	-	-	-	-	-	-	-
Richmond	-	-	1	5	2	7	2	7
Sorell	16	16	11	9	17	13	32	37
Spring Bay	3	4	3	2	7	12	12	12
<b>Total South-Eastern Div.</b>	<b>41</b>	<b>55</b>	<b>35</b>	<b>45</b>	<b>51</b>	<b>74</b>	<b>135</b>	<b>281</b>
<b>SOUTHERN DIVISION</b>								
Bruny	1	1	-	-	1	3	3	6
Esperance (c)	-	-	-	-	1	3	-	-
Huon	2	4	7	13	5	7	18	40
Kingborough (b)	13	30	5	11	12	23	31	60
New Norfolk	6	11	6	9	15	29	65	116
Port Cygnet	3	6	3	5	2	3	3	6
Tasman	-	-	3	7	3	5	7	10
<b>Total Southern Division</b>	<b>25</b>	<b>52</b>	<b>24</b>	<b>45</b>	<b>39</b>	<b>73</b>	<b>127</b>	<b>238</b>
<b>WESTERN DIVISION</b>								
Queenstown	5	12	9	23	19	33	29	63
Strahan	-	-	-	-	-	-	-	-
Zeehan	-	-	39	99	3	6	42	111
<b>Total Western Division</b>	<b>5</b>	<b>12</b>	<b>48</b>	<b>122</b>	<b>22</b>	<b>39</b>	<b>71</b>	<b>174</b>
<b>Total Country Divisions</b>	<b>372</b>	<b>747</b>	<b>427</b>	<b>847</b>	<b>469</b>	<b>852</b>	<b>1582</b>	<b>3280</b>
<b>TOTAL TASMANIA</b>	<b>(a) 610</b>	<b>(d) 1391</b>	<b>684</b>	<b>1522</b>	<b>887</b>	<b>1883</b>	<b>3143</b>	<b>7220</b>

(a) Value when completed. (b) Country sections only of these municipalities.  
(c) Building permits not issued in these municipalities. (d) Excludes details for those municipalities which do not issue permits.



#### 4. NEW BUILDINGS (OTHER THAN HOUSES)

Note: Values quoted exclude the cost of land on which the buildings are erected.

The value of new buildings (other than houses) completed during June quarter 1952, was £549,000 compared with £442,000 in March quarter 1952, and £435,000 during the June quarter 1951. Eleven new factories valued at £104,000 were completed during the quarter.

During the June quarter 1952 the value of new buildings (other than houses) commenced was £1,263,000 the highest value recorded in any quarter since the war, and £795,000 more than during the March quarter 1952. Construction of eight new factories valued at £437,000 was commenced during the quarter ended 30th June 1952.

The value of new buildings (other than houses) under construction at the 30th June 1952 was £6,550,000 or £721,000 more than at the 31st March 1952, and may be compared with £5,088,000 at the same date in 1951; £3,338,000 in 1950; £2,070,000 in 1949; £1,404,000 in 1948; £957,000 in 1947 and £337,000 in 1946. The value of factories under construction at 30th June, 1952 was £1,832,000 or 28% of the total value of all buildings (other than houses) under construction at that date.

Progress made in the construction of new buildings (other than houses) is shown in the next Table.

#### VALUE OF NEW BUILDINGS (OTHER THAN HOUSES).

PERIOD	Flats	Shops with Dwelling	Shops Without Dwelling	Hotels, Guest Houses etc.	Factories.	Other New Bldgs.	Total New Bldgs.
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
<u>COMMENCED DURING PERIOD.</u>							
1945-46 (a)	-	-	-	-	-	-	-
1946-47	10	12	39	41	458	304	864
1947-48	25	26	40	57	311	545	1,004
1948-49	43	36	38	229	454	634	1,434
1949-50	24	36	64	97	899	1,420	2,540
1950-51	27	60	123	130	465	2,058	2,863
1951-52	29	52	103	332	955	1,882	3,353
1951-52 Sept. Qr.	6	17	9	240	252	506	1,030
Dec. Qr.	21	23	22	85	146	295	592
Mar. Qr.	2	12	64	7	120	263	468
June Qr.	-	-	8	-	437	818	1,263
Total since 1/7/46	158	222	407	886	3,542	6,843	12,058
<u>COMPLETED DURING PERIOD.</u>							
1945-46	-	3	6	-	11	154	174
1946-47	17	9	12	4	51	187	280
1947-48	5	16	23	17	310	167	538
1948-49	29	30	32	107	334	286	818
1949-50	28	35	66	85	563	380	1,157
1950-51	28	70	74	26	701	778	1,677
1951-52	40	62	152	115	705	1,270	2,344
1951-52 Sept. Qr.	-	11	16	16	244	391	678
Dec. Qr.	17	25	51	26	65	491	675
Mar. Qr.	10	8	39	8	292	85	442
June Qr.	13	18	46	65	104	303	549
Total since 1/7/45	147	225	365	354	2,675	3,222	6,988
<u>UNDER CONSTRUCTION.</u>							
30th June 1946	8	10	6	8	125	180	337
" " 1947	5	16	30	43	533	330	957
" " 1948	24	27	48	81	738	486	1,404
" " 1949	33	29	66	211	860	871	2,070
" " 1950	32	35	62	169	1,222	1,818	3,338
" " 1951	35	51	113	392	1,329	3,168	5,088
31st Decr. 1951	52	63	77	670	1,461	3,090	5,413
31st Mar. 1952	45	72	107	661	1,390	3,554	5,829
30th Jne. 1952	32	55	54	601	1,832	3,976	6,550

(a). Information not collected.





# 5. VALUE OF ALL BUILDINGS.

The value of all new buildings (including houses) completed in Tasmania during June quarter 1952 was £2,432,000, an increase of £471,000 compared with March quarter 1952 and £98,000 more than the June quarter 1951. New houses valued at £1,883,000 comprised 77.4% of the total value of completions in June quarter 1952.

During the quarter, the value of all new buildings commenced was £2,785,000 or £650,000 more than in the March 1952, quarter, and £312,000 less than in June quarter 1951.

The value of all new buildings under construction at 30th June, 1952 was £13,770,000 compared with £13,424,000 at the 31st March 1952, and £12,178,000 at the 30th June, 1951.

In comparing these money values, due allowance should be made for changes in building costs.

The following table summarizes the value of all new buildings commenced, completed and under construction since 1945.

VALUE (WHEN COMPLETED) OF ALL NEW BUILDINGS, TASMANIA.

PERIOD	Commenced during Period	Completed during Period	Under Construct- ion at end of Period
	£'000	£'000	£'000
Year ended 30th June, 1946	(a)	627	1,403
1947	2,718	1,417	2,759
1948	3,607	2,279	4,146
1949	5,371	3,810	5,872
1950	8,379	5,342	8,990
1951	10,336	8,403	12,178
1952	11,104	10,511	13,770
1950-51 June Quarter	3,097	2,334	12,178
1951-52 September Quarter	3,290	2,780	13,024
December Quarter	2,894	3,338	12,666
March Quarter	2,135	1,961	13,424
June Quarter	2,785	2,432	13,770

(a) Not available.

# 6. VALUE OF WORK DONE ON NEW BUILDINGS.

The value of work done on new buildings has been calculated from data collected on builders' returns. According to the information recorded on these returns the value of work done during June quarter, 1952, on new buildings in Tasmania, was £2,693,000 compared with £2,646,000 in March quarter 1952; £3,400,000 in December quarter 1951 and £3,136,000 in September quarter 1951. Of the June quarter total £1,712,000 or 63.6% represented value of work done during that quarter in respect of new houses. Hobart and Suburbs accounted for £897,000 or 33.3% of the total value, Launceston and suburbs for £463,000 or 17.2% and the rest of the State for £1,333,000 or 49.5%.

Details for June quarter 1952 and totals for each quarter since December 1950 are set out below -



VALUE OF WORK DONE ON NEW BUILDINGS IN TASMANIA DURING

JUNE QUARTER, 1952.

	Hobart			Launceston			Rest of State	Total Tas- mania	Percen- tage of Total
	City	Sub- urbs	City & Suburbs	City	Sub urbs	City & Suburbs			
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	%
Houses -									
Brick, Concrete etc. (a)	111	129	240	79	73	152	220	612	22.7
Wood	38	261	299	142	47	189	531	1019	37.8
Fibro-cement	2	2	4	1	6	7	69	80	3.0
Other	-	-	-	-	-	-	1	1	0.1
Total Houses	151	392	543	222	126	348	821	1712	63.6
Flats	5	-	5	10	-	10	-	15	0.6
Shops with dwellings	5	-	5	1	-	1	6	12	0.4
Shops w/o dwellings	3	7	10	7	-	7	14	31	1.2
Hotels, Guest Houses etc.	30	13	43	16	-	16	13	72	2.7
Factories	23	8	31	15	-	15	340	386	14.3
Other new buildings	206	54	260	55	11	66	139	465	17.2
Total Other Bldgs.	272	82	354	104	11	115	512	981	36.4
Total New Bldgs.	423	474	897	326	137	463	1333	2693	100.0
Percentage of Total	15.7	17.6	33.3	12.1	5.1	17.2	49.5	100.0	

VALUE OF WORK DONE ON NEW BUILDINGS, TASMANIA SUMMARY.

(UNIT: £'000)

QUARTER ENDED	Hobart			Launceston			Rest of State	Total Tasman- ia
	City	Sub- urbs	City & Suburbs	City	Sub- urbs	City & Suburbs		
31st December, 1950	301	546	847	217	229	446	1,187	2,480
31st March, 1951	289	575	864	262	222	484	1,013	2,361
30th June, 1951	325	708	1,033	262	191	453	1,325	2,811
30th September, 1951,	376	811	1,187	395	174	569	1,380	3,136
31st December, 1951	432	880	1,312	453	138	591	1,497	3,400
31st March, 1952	334	585	919	369	137	506	1,221	2,646
30th June, 1952	423	474	897	326	137	463	1,333	2,693





# 7. PERSONS WORKING ON NEW BUILDINGS.

Note: The figures quoted below include estimates for persons working on owner-built houses, but exclude principals and their employees engaged solely on alterations and additions.

There were 6,017 persons including 1,469 working principals engaged on the construction of new buildings at 30th June 1952. Of these 2,933 were carpenters by trade, 429 were bricklayers and 1,313 builders labourers.

The number of persons engaged at the 30th June each years is as follows:- 1946-2,514; 1947-3,639; 1948-4,296; 1949-5,570; 1950-6,430; 1951-7,520 and 1952-6,017. Of the latter number 4,335 were working on private contract jobs, 750 on owner-built jobs and 932 on Government day labour projects. The returns indicated that 3,143 were working on new houses, 1,933 on other new buildings, 289 on alterations and additions to houses, 369 on alterations and additions to other new buildings and 283 on repair and maintenance work.

Details of the number of workers classified according to type of occupation at 30th June, 1946 and later dates, are as follows:-

## WORKERS (a) ENGAGED ON JOBS CARRIED OUT BY BUILDERS OF NEW BUILDINGS IN TASMANIA.

OCCUPATION	30 June 1946	30 June 1947	30 June 1948	30 June 1949	30 June 1950	30 June 1951	31 Mar 1952	30th June 1952
Carpenters	1,083	1,750	2,048	2,699	3,152	3,605	3,253	2,933
Bricklayers	217	257	284	370	402	536	413	429
Painters	207	214	248	288	360	467	413	379
Electricians	79	123	137	161	208	226	204	170
Plumbers	140	150	206	238	266	312	288	270
Builders' Labourers	466	721	770	1,172	1,303	1,603	1,537	1,313
Others	322	424	603	642	739	771	650	523
<u>Total Workers</u>	2,514	3,639	4,296	5,570	6,430	7,520	6,758	6,017

## OCCUPATIONAL STATUS.

Contractors (a)	330	578	716	913	1,159	1,153	1,094	1,000
Sub-Contractors (a)	232	297	375	421	506	675	583	469
Wage Earners	1,952	2,764	3,205	4,236	4,765	5,692	5,081	4,548

(a) Actually working on jobs.



8. DEFINITIONS OF TERMS USED.

Owner-Builder: For the purpose of this Bulletin, an owner-builder is a person who is actually building his own house or is having his house built under his own direction without the services of a Contractor.

Commenced: A building is regarded as having been commenced when work foundations has begun. Owing to the difficulty of defining the exact point that this represents in building operations, it is probable that interpretations placed upon it by informants are not entirely uniform.

Completed: A building is regarded as having been completed when the builder has fulfilled the terms of the contract. As with commencements, the interpretations placed upon this definition may vary.

Under Construction: A building remaining uncompleted at the end of a period is regarded as being under construction regardless of whether construction was actively proceeding on that particular date.

Employment: The figures of employment relate to persons actually working on new buildings on a specified day. They include working principals, employees, men working as, or for, sub-contractors and men temporarily laid off on account of weather. In addition, they include some employees engaged on alterations, additions, renovations or repairs to buildings when these jobs are undertaken by a contractor who builds new buildings. The figures include estimates for persons working on owner-built houses.

Values: All values shown exclude the value of land and represent the estimated value of buildings on completion.

All figures in this Bulletin relate to the operations of private contractors, Government Authorities and owner-builders.

Figures relate only to the operations of persons who build  
New Buildings.

Alterations, additions, renovations and repairs to buildings are excluded, because of the difficulty in obtaining complete lists of persons who engage in these operations.

Figures for houses exclude converted military huts, flats, and shop dwellings. Some houses built on farms are excluded but these do not affect the figures materially.

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T. & G. Building,  
HOBART.

12th September, 1952.



